

## NOTICE OF APPLICATION / PUBLIC COMMENT PERIOD / NOTICE OF INTENT TO CONSTRUCT ON A LANDSLIDE HAZARD AREA

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant's ownership and published in the Bainbridge Island Review.

**PROJECT DESCRIPTION:** Request for administrative variance to construct 180 sf of stairs down a steep bank to the shoreline upland of a Priority Aquatic A designation.

**PROJECT NAME:** Mason/Warren bulkhead reconstruction

**PROJECT NUMBER:** PLN51975 (associated with BLD25401 R-MIS)

**PERMIT TYPE:** Shoreline Substantial Development Exemption (SSDE) with SEPA

**TAX PARCEL:** 41430000050500

**PROJECT SITE:** 10770 NE Broomgerrie Rd

**DATE SUBMITTED:** August 18, 2021

**DATE COMPLETE:** January 20, 2022

**DATE NOTICED:** February 25, 2022

**COMMENT PERIOD:** February 25, 2022 – March 18, 2022



**Comments must be submitted no later than 4:00pm on Friday, March 18, 2022.**

**Public comments may be emailed to the City using the staff name and contact information provided on this notice.** The public comment period for this application is 21 days and the City will not act on the application until the comment period has ended. Any person may comment on the proposed application. Only those persons who submit written comments prior to the decision will be parties of record and only parties of record will have the right to appeal.

**STAFF CONTACT:** Dylan Marcus, Planner

Comments: pcd@bainbridgewa.gov; Questions: (206) 584-1527

**DATE OF HEARING:** This project is subject to administrative decision and is not subject to a hearing, pursuant to BIMC 2.16.165(G)(3)

**PROJECT DOCUMENTS:** <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/4cb19d68-0034-4ba6-9b06-ad88012d6d4f?conv=1>

To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at bainbridgewa.gov, select 'Online Permit Center' and search using the project information noted above.

<b>ENVIRONMENTAL REVIEW:</b>	This proposal is subject to State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800. The City, acting as lead agency, expects to issue a Determination of Non-significance (DNS) threshold determination for this proposal. Utilizing the optional DNS process provided in WAC 197-11-355, the comment period specified in this notice may be the only opportunity to comment on the environmental impact of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.
<b>REGULATIONS/POLICIES:</b>	Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).
<b>OTHER PERMITS:</b>	Other permits not included in this application but known at this time include a Hydraulic Project Approval (HPA), and a COBI Building permit.
<b>DECISION PROCESS:</b>	This type of land use application is classified as an Administrative land use decision pursuant to BIMC 2.16.010-1. Following the close of the public comment period, City staff will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice. Appeal provisions will be included with the notice of decision.